

Instructions for Viewing Unincorporated Zoning and Future Land Use Maps

The Seminole County official Zoning and Future Land Use (FLU) maps for the unincorporated areas of the county (city zonings and FLUs are not shown) are now available on the County website to both staff and the public. These maps are provided to the public as a convenience and for general information.

Please Note: *If you intend to make decisions regarding property based on the zoning or future land use shown on the maps or you have further questions regarding the maps, please call **Customer Resources at 407-665-7432** to discuss and obtain any additional relevant information.*

A. Go to County Website: Both maps can be accessed through the Seminole County Property Appraiser's website at: <http://www.scpafl.org/> (right click and open in new window). The following instructions will help in using the maps:

1. If you have specific parcel information, click on Record Search once the site opens. (If you want to just explore the County, see the "Alternative Method to Locate a Parcel" at end of this section.)
2. Click on "Yes" at the bottom of the "SCPA Assessment Map Inquiry System" page. A new window will open.
3. Once the next window opens, under "Real Estate Property Search" enter only **one** of the following, then click "**Query**"
 - a. An "Owner Name"; or
 - b. A "Parcel Number"; or
 - c. A "Subdivision Name"; or
 - d. A "Street #" and "Street Name".
4. In the next window, click on "Map It" next to the parcel of interest. This will open a new window showing a map of the exact parcel or subdivision area.
5. On the **LEFT** side of the window, click on the "Clear Selection" button (picture of an eraser), just above the "Search" button (picture of binoculars). This will remove the yellow color used to highlight the selected parcel(s) and allow the actual zoning or FLU color to show through.

B. To see the Zoning or Future Land Use (FLU) of a property, go to the RIGHT side of the window:

1. Under "Layers", scroll down, checking either "County Zoning" or "Future Land Use" box (but not both).
2. Click the "Refresh Map" bar at the top or bottom of the "Layers" list. The window will refresh to show the zoning or future land use for each unincorporated parcel. (*City parcels will only show as white. Call the city for zoning information.*)
3. A zoning or FLU category label will be seen floating over each differently colored area on the map. Check the map Legend to match a label with its color. (If two labels appear, only the one matching the color in the legend is correct.)

C. To see the Map Legend, go to the LEFT side of the map window:

1. Directly under the "PA" logo, the top, left button allows you to "Toggle between Legend and Layer List".
2. Clicking the button will replace the "Layers" on the right hand side of the window with the zoning or future land use map "Legend". Clicking the toggle button again will return the "Layers" list.

D. To see Category Descriptions of the Zonings or FLUs, go to the LEFT side:

1. Just above the “Restart” button, click on either the “Zoning” button or the “FLU” button to display detailed descriptions of each of the zoning or future land use categories. Zoom to 150% to clearly read the text on these pages.

E. To see Detailed Parcel Information:

1. If you initially entered a parcel number or street address and then clicked on “Map It”, a new window will have already opened *behind* the map window with detailed parcel information. Minimize the map window to see the new window.
2. If you entered an owner’s name and then clicked on “Map It”, a list of all parcels with the same last name was opened *behind* the map window. Minimize the map window. Click on one of the names or addresses for detailed parcel information.
3. If you entered a subdivision name, a list of all subdivisions has opened *behind* the map window. Click on one of the subdivisions and a window with all parcels will appear. Click on one of the parcel numbers for detailed parcel information.

F. Alternative Method to Locate a Parcel:

1. Click on Map Search (instead of Record Search).
2. Click on “Yes” at the bottom of the “SCPA Assessment Map Inquiry System” page. The Property Appraiser’s map of the county will open up.
3. Click and hold on the map near your area of interest and pull the cursor down and to the right a bit. A box will form. Release the mouse button and the map will zoom into that area. Continue to zoom until the outline of the parcel or lot is clearly visible.
4. Follow the instructions above under B, C and D.
5. To see parcel details:
 - a. Go to the LEFT side of the window
 - b. Directly under the “PA” logo, the top, right button is marked “i” for “Identify”.
 - c. Click first on this button, then on the map within the bounds of the property of interest. A new page will open (*behind* the map) with all the Property Appraiser’s parcel information. Minimize the map window to see the details.

For Additional Zoning and Future Land Use Information:

Further information can be found on Zoning and FLU rules by going to the County’s website at www.co.seminole.fl.us. On the second page, on the right, under “Popular Topics”, select one of the following topics:

1. **“Land Development Code”** – After clicking to open, click on “View the Land Development Code”. On the left of the page, go to “Chapter 30, Zoning Regulations” Click the “+” symbol, then click again on the “+” before the title of the specific zoning category of interest and click on the sub-section of interest.
2. **“Comprehensive Plan”** – After clicking to open, click on “Seminole County Comprehensive Plan”, then under the listing of “Plan Elements”, click on “Future Land Use” and go to page 70 using the scroll bar on the right side of the window. The page will be titled: “Future Land Use Element - Definitions of Future Land Use Designations”.